

Lolo Creek Trails HOA

Meeting Minutes

June 24, 2021

Lolo Community Center/Zoom Hybrid Meeting

- I. **Call to Order:** Called to order/Roll Call noted by Secretary
- II. **Board Members Present:** Trevor Thompson, Mollie Ducey, Paul Anderson, Jennifer Closson, Teresa Manlove
- III. **Members Present:** Larry Schauff, Josh McConahy, Megan Wells, Larry Sheridan, Pat Sheridan, Debbie Quien, Wally Stuart

Treasurers report : \$59,667.80 in account

Expenses as of 5/31 \$7407.13

Income 100% dues paid of \$9200 fine of \$150

Maintenance of common areas report by President:

Galanti was out today to spray for weeds.

Common areas are getting mowed twice a year due to concerns of fire hazard and will be taken care of next week. 2-3 days in between of spraying and mowing. Mowing and removal of damaged trees in the main boulevard will be taken care of by Gecko Landscape. Exploring different types of trees that may be heartier than the current Blaze Maple trees that are currently planted. It was noted that there is a drip system for the boulevard trees.

Pruning of all of the boulevard trees will be done in early July by Treasure State Tree service, done every 3rd year. Last done in 2018.

Old business:

- **Reserve Study by North Star Reserves:** Provided three models: 3rd model is what is recommended with \$20 per year per household with slight increase every 3rd year with more going into the reserve fund. This is a blended model with the percent trying to be within the adequate range of around 60%. Jennifer Closson asked what the estimated dues per year would be, and Trevor Thompson estimated around \$205 per lot with our current budget amount. This amount currently has zero contingency for any additional expenditures. Jennifer motioned for option #3 Molly seconded it and it was unanimously passed by the board members. NorthStar will be invited to come to the next meeting to present it to the membership.
- **Website:** – it has not been updated as no one in the membership has stepped up to volunteer to update and maintain it. We are currently paying to maintain the domain name, and Adea is currently posting the minutes on their website. It was suggested that the current website have a link to redirect to the Adea website to access documents. Tabling the website.

New Business:

-Adea portal fee software usage fee of \$1 per month per lot with a total fee of \$1104 will be charged the fee in 2022 need to be added into the budget.

- Adea had feedback regarding the ACC committee. They would like to see putting the ACC requests into the Adea website. Mike Gooley president of ACC had voiced his concern to Trevor Thompson that using the portal, that it delayed information, miscommunication and that the homeowner needed to provide paint samples which was not feasible through the ADEA Portal. It was agreed that the applications are to continue to be sent to the P.O. Box attention to the ACC committee and not through ADEA. Everything that has currently been submitted has been approved.

- submit complaints to hoaboard@adea.com on ADEA's portal and we should put it on the original website.

- Looking to make signs that the subdivision is no firework zone that would be placed at both entrances.

**Next meeting set for Thursday September 30th at 7:00pm Lolo community Center
Hybrid meeting in person and on zoom.**

Motion to dismiss.